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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADM1NISTRATION AND URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE ZONAL DEVELOPMENT PLAN OF THE VGTMUDA, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL INDUSTRIAL USE TO COMMERCIAL USE IN NIDAMANURU VILLAGE, VIJAYAWADA RURAL MANDAL, KRISHNA DISTRICT.

[G.O. Ms. No. 389, Municipal Administration & Urban Development, 8th September, 2010.]

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Nidamanuru zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 413, Part-I, dated 12-08-2010 as required by sub-section (3) of the said section.

DRAFT VARIATION

The site measuring an extent of Ac. 3.94 cents (or) 15934.36 Sq. Mts., in R.S. Nos. 125/1A, 1B, 2A, 2B, 2C of Nidamanuru Village with the following schedule of boundaries and which was earmarked for Residential & Industrial Use in the Zonal Development Plan of Nidamanuru zone, sanctioned in G.O. Ms.No. 244, M.A., dated: 27-04-2000, is designated for Commercial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P. No. 08/2010/NDM/VJA which is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, subject to the following conditions:

(a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(b) that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

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(c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(d) the change of land use shall not be used as the proof of any title of the land.

(e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

(g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada,

(h) that the applicant should be handed over the road affected portion i.e., 496.46 sq. Mtrs., to Gram Panchayat free of cost by way of registered gift deed before obtaining building permission from the Authority.

(i) That the applicant should obtain building permission from the competent authority duly paying the required fee & charges after confirmation orders are received for change of land use for the under reference.

(j) That the applicant should maintain buffer towards industrial land use and handing over of land affected in widening of NH as prescribed by NH authorities.

SCHEDULE

North : Existing NH-5 falling in R.S. No. 121 of Nidamanuru (V), Vijayawada Rural Mandal.

South : R.S. No. 124(P) & R.S. No. 125/4A of Nidamanuru (V), Vijayawada Rural Mandal.

East : R.S. No. 125/3 of Nidamanuru (V), Vijayawada Rural Mandal.

West : R.S. No. 122/P of Nidamanuru (V), Vijayawada Rural Mandal.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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